VILLAGES OF SUMTER ALTAMONTE VILLAS

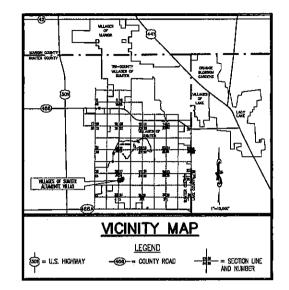
BEING A PORTION OF SECTION 34. TOWNSHIP 18 SOUTH, RANGE 23 EAST. SUMTER COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUNTER COUNTY, FLORIDA, BEING DESCRIBED

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE S00'25'46"W, ALONG THE WEST LINE OF THE NORTHWEST 1/4 THEREOF A DISTANCE OF 1,295.34 FEET; THENCE DEPARTING SAID WEST LINE, S89'34'14"E, 69.07 FEET TO THE POINT OF BEGINNING; THENCE S89'36'35"E, 125.00 FEET; THENCE N82'42'42"E, 358.38 FEET; THENCE N66"25'42"E, 258.18 FEET; THENCE NOO"25"19"E, 91.42 FEET; THENCE N84'55'57"E, 226.04 FEET; THENCE S00'25'19"W, 314.03 FEET; THENCE S07'49'39"W, 53.77 FEET; THENCE S42'24'21"W, 136.07 FEET; THENCE \$3317/03"W, 72.82 FEET; THENCE \$2813"35"W, 70.69 FEET; THENCE \$85'49"01"W, 162.31 FEET; THENCE \$80'06"33"W, 88.69 FEET; THENCE \$82'42"42"W, 535.98 FEET; THENCE N00'23"25"E, 470.92 FEET TO THE

CONTAINING 10.15 ACRES, MORE OR LESS,



74 LOTS - 3 TRACTS

Notice: This plat, as recorded in its graphic form, is the official demotion of the subdivided lands described herein and will in no discumstances be supplianted in authority by any other graphic or distal form of the plat. There may be additional restrictions that are not recorded on this plat that way be found in the public records of this county.

VILLAGES OF SUMTER ALTAMONTE VILLAS CONVEYANCE TO DISTRICT NO. 8

ALL RIGHT, TITLE AND INTEREST OF THE DEVELOPER IN THE ROADWAYS AND TRACTS "A", "B" & "C"
AS SHOWN ON THE PLAT OF MILAGES OF SUMTER ALTAMONTE VILLAS IS HERREDY SOLD, CONVEYED AS SHOWN ON THE PLAT OF MULAGES OF SUMTER ALTAMONIE MULAS IS HEREBY SOLD, CONVEXED AND SET OWER TO WULAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 (DISTRICT), RESERVING UNTO THE DEVELOPER ITS TENANTS, INVINEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL REASELIENT FOR MORRESS AND DEGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGOUND ELECTRIC, TELEPHONE, CARLE, GAS OR OTHER UTILITIES, RRIGATION, WATER, SANITARY SEMER AND STORM WATER FACULITIES, CARDED AREAS, FENCES, ENTRY FACULITIES, GOLD CART PARIS, SIGNAGE, GOLD CART PARIS, SIGNAGE, GOLD CART PARIS, SIGNAGE, GOLD CART PARIS, SIGNAGE, FARIE MISSIRCT BY ACCEPTING SUCH CONVEYANCE AGREES TO MAINTAIN TRACTS "A", "B" & "C" AND THE ROADWAYS PERPETUALLY.

	FRINT NAME / TILLE
PRINT NAME	
STATE OF FLORIDA, COUNTY OF	
THE FOREGOING INSTRUMENT WAS ACK	NOWLEDGED BEFORE ME THIS DAY OF
20BY	THEOF THE WILL
OF LAKE—SUNTER, INC. A FLORIDA CO TAKE AN CATH.	REPORATION, ON BEHALF OF THE CORPORATION, AND DID
	Type of identification used: Personally known
NOTARY PUBLIC	
PRINT NAME,	SEAL
HY COMMISSION EXPIRES	31.//L

WINESSES AS TO ALL

SERIAL / COMMISSION NUMBER _

SIGNATURE

PRINT NAME

RECORD PLAT REVIEW STATEMENT

THE WILLAGES OF LAKE-SHATER INC.

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREEY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT. SEAL

SIGNATURE	

PRINT NAME

DATE REGISTRATION NO.

1.) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST LINE OF THE MORTHWEST 1/4 OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST AS BEING SOUTH RANGE 23 EAST AS BEING

SHEET 1 OF 2

- 2,) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR LECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 3.) ALL DISTANCES SHOWN ARE IN FEET.
- 4.) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.
- 5,) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 6.) P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.
- 7.) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177. FLORIDA STATUTES.
- B.) THE REFERENCES TO "ROADS" IN THE SURVEYOR'S CERTIFICATION ARE EXPLAINED AS FOLLOWS: A. "LOCAL ROADS" ARE THOSE ROADS MEETING THAT DEFINITION AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE WILLAGES OF SUMTER PLANNED LINIT DEVELOPMENT, B. "COLLECTOR ROADS" ARE THOSE GOADS MEETING THAT DEFINITION AS SET FORTH IN THE SUMTER COUNTY LAND DEVELOPMENT REGULATIONS AND THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF SUMTER PLANNED UNIT DEVELOPMENT.
- 9.) TRACTS "A" AND "B" ARE FOR OPEN SPACE, RECREATION AREA AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS OR OTHER ULLIUES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE.
- 10.) TRACT "C" IS FOR TEMPORARY VEHICULAR PARKING AND IS SUBJECT TO A
- 11.) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

PRINT NAME PRINT NAME / TITLE (2)______SIGNATURE PRINT NAME VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8

THE VILLAGES OF LAKE-SUMTER, INC.

SIGNATURE

SIGNATURE	BY:
***************************************	SIGNATURE
PRINT NAME	_
, , , , , , , , , , , , , , , , , , , ,	PRINT NAME / TITLE
(2)	., ,
SIGNATURE	

PLAT BOOK

DEDICATION

NOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSONED, THE WILAGES OF LAVE—SIMITER, INC., A FLORIDA CORPORATION (DEVELOPER) AS OMBRE IN FEE SIMPLE OF THE LOTS, HAS CAUSED TO BE MADE THIS PLAT OF WILAGES OF SIMITER ALTAMONIC WILLAG, A SUBDIVISION OF LAND HERBON DECREDED AND JOINS WITH WILAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8

(USTRICT) AS OWNER IN FEE SIMPLE OF TRACTS "A" "B" A" C" TOCKTHER WITH THE RADAWAYS OPPLICITED HERBON PRODUCED HERBON, AND HERBOY PRODUCED HERBON TO THE PROPERTIAL USE OF THE RESIDENTS OF WILAGES OF SIMILER ALTAMONIC WILLAG, SUBJECT TO AM EASSMENT FOR UTILITIES, AND HERBOY DEDICATES TRACTS "A" "B" AND THE RADAWAYS DEPOTED HERBON TO THE PROPERTIAL USE OF THE RESIDENTS OF "VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8. THE RODWAYS, HOWEVER, AND SUBJECT TO THE PERPETUAL NOTH OF ROSESS BY THER THANKS, INVITEES AND LEASESS BY MILE RESIDENTS OF WILAGES COMMUNITY DEVELOPMENT DISTRICT NO. 8. THE RODWAYS, HOWEVER, AND SUBJECT TO THE PERPETUAL NOTH OF ROSESS BY THER THANKS, INVITEES AND LEASESS BY MILE TO THE RESIDENTS OF SANTIATION, POSTAL, FIRE AND LEVEL AS UTILITY SEMECHAST, WINNESS THEORY SAND LEASESS BY MERCE TO USE AS UTILITY SEMECHAST. MINITES AND PROSONNEL, AND SUBJECT TO USE PROVIDERS OF SANTIATION, POSTAL, FIRE SUBJECT TO USE SAN THOSE AND PROVIDED OWNERS.

THE FOLLOWING FACILITIES ARE FOR

NON-PUBLICLY DEDICATED USE ONLY:

TRACTS "A", "B" & "C", AND THE ROADWAYS LOCATED HEREIN. THESE

OWNERS THEREOF OR THE OWNERS'

ASSIGNS AND/OR DESIGNEES AND SUMTER COUNTY IS NOT RESPONSIBLE

FOR THE MAINTENANCE OR

IMPROVEMENTS OF SAME.

VITNESSES:

SIGNATINE

PRINT NAME

FACILITIES WILL BE MAINTAINED BY THE

PAGE

CERTIFICATE	OF PLANNING	AND	DEVELOPMENT

I HEREBY CERTIFY THAT THE LANDS CONTAINED HEREIN ARE IN SUMTER COUNTY, FLORIDA, ARE ZONED PROPERLY FOR THE USE PLATTED AND THAT THE SUBDIVISION HAS PROCEEDED THROUGH THE DEVELOPMENT REQUIREMENTS OF SUMTER COUNTY, FLORIDA,

THIS IS TO CERTIFY THAT ON______, 20___, PLANNING AND DEVELOPMENT APPROVED THE FOREGOING PLAT.

I DENNITO THE OBTEST	## T		
	CERTIFICATI	OF CLERK	
HEREBY CERTIFY THAT			

PRINT NAME

IAME JO AND DEVELOPMENT

SIGNATURE

SEAL SIGNATURE DEPUTY CLERK PRINT NAME DEPUTY CLERK

DEPUTY CLERK	
CERTIFICATE OF APPROVAL	

BOARD OF COUNTY COMMISSIONERS THIS IS TO CERTIFY THAT ON

20. THIS PLAT WAS APPROVED BY
THE BOARD OF COUNTY COMMISSIONERS
OF SUMTER COUNTY, FLORIDA, AND SO
RECORDED IN THE MINUTES OF SAID
MEETING. SEAL PRINT NAME

ATTEST: PRINT NAME CLERK OF THE BOARD THAIRMAN OF THE BOARD SIGNATURE CHAIRMAN OF THE BOARD

CLERK OF THE BOARD

STATE OF FLORIDA, COUNTY OF THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_DAY OF 20_____, BY OF THE VILLAGES OF LAKE—SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH. NOTARY PUBLIC - STATE OF FLORIDA _SERIAL / COMM. NO. RINT NAME: TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

THE OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 8 AND DID NOT TAKE AN OATH.

١	NOTARY PUBLIC - STATE OF FLORIDA	SEAL.
/	PRINT NAME:SERIAL /	COMM. NO.
	TYPE OF IDENTIFICATION PRODUCED: PERS	SONALLY KNOWN

CERTIFICATE OF SURVEYOR

SEAL

CERTIFICATE OF SURVEYOR

THE UNDERSIGNED, BEING A FLORIDA LICENSED AND REGISTERED
PROFESSIONAL SURVEYOR AND MAPPER (P.S.M.), DOES HEREBY CERTIFY
THAT ON 20 HE COMPLETED THE SURVEY OF THE
LANDS DESCRIBED HEREON, VILLAGES OF SUMTER ALTAMONTE VILLAS;
THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LANDS HEREIN
DESCRIBED AND PLATTED; THAT THIS PLAT MEETS THE REQUIREMENTS OF
CHAPTER 177, FLORIDA STATUTES, AND THAT THE PLAT INCLUDES 2,306
LINEAR FEET OF PLATTED STREETS, OF WHICH THERE ARE 2,306 LINEAR
FEET OF LOCAL ROADS AND O LINEAR FEET OF COLLECTOR ROADS (AS
MEASURED ALONG THE CENTERLINE THEREOF.)

FARNER, BARLEY & ASSOCIATES, INC. 4450 N.E. 83rd ROAD WILDWOOD, FLORIDA 34785 LICENSED BUSINESS NO. 4709

ALEXANDER G. DUCHART REGISTRATION NO. 5998 DATE

PREPARED BY:



